

Audley Group & Berkeley Homes celebrate major milestone at Sunningdale Park

- formal opening of historic gardens for local residents to enjoy -

Last week, members of the local council, Berkeley Homes, Audley Group & other key stakeholders involved in the project, gathered to celebrate a major milestone in the redevelopment of Sunningdale Park - the formal opening of the park, enabling access for local residents of Sunningdale to enjoy.

Located in the large, quintessentially English village after which it is named, in the Royal Borough of Windsor and Maidenhead in Berkshire, Sunningdale Park enjoys a prestigious address on Larch Avenue and boasts a spectacular landscape and a captivating history.

The expansive site features a Grade II Listed mansion, Grade II Registered Park, Pleasure Grounds, Walled kitchen) Gardens, Parkland and Woodland – all of which have previously been inaccessible to the public for centuries, due to private ownership.

In 2016, Berkeley Homes and Audley Group entered into a partnership with the Cabinet Office to acquire the land and sought planning permission to develop the buildings and land into a new community. The acquisition of the former Civil Service College was formalised in 2020, when works began to renovate the Grade II listed Northcote House; groundworks for the first collection of new homes; a new integrated retirement community plus the restoration of the private Grade II registered Park, Pleasure Grounds and Garden. The Park will now be open to the public.

Caroline McHardy, Land and Development Director, Berkeley Homes, comments: “As well as creating a substantial collection of new homes – we have invested heavily in the restoration of the parkland for both residents and the local community to enjoy. The landscaping will not only improve local biodiversity but will also strengthen natural habitats for wildlife to flourish. We hope the gardens will become a much-loved destination within the Sunningdale community.

John Nettleton, Group Land Director, Audley Group, comments: “Sunningdale Park and Northcote House are steeped in history. Amongst other notable occasions, it is famed as the location of the 1973 Sunningdale Agreement which established power-sharing arrangements in Northern Ireland. Since taking possession we have worked hard to restore the mansion and grounds, while giving it a new purpose. Audley Sunningdale Park will provide much needed properties for older people with facilities on site to help people live better for longer. One of our priorities at Audley Group is to ensure that all our villages are additive to the local wider community, and we are proud that we have been able to open up a large part of the grounds for the enjoyment of others.”

About Sunningdale Park

Berkeley has been granted permission to create 149 private units to include a range of high-quality properties - a mix of apartments, cottages, and detached family houses, plus 41 affordable homes. Berkeley plans to renovate a number of the listed buildings, namely the Gamekeeper's Lodge, Gardeners Cottages, Walled Gardens, The Dairy and South Lodge and convert them into modern day dwellings.

About Northcote House

Once complete, the grounds and buildings of Sunningdale Park also feature a new, independent integrated retirement community, spanning 16.5 acres and housing 103 luxury apartments and cottages for over 55s. The properties will be a mixture of conversions of historic stables and lodges as well as some new builds. The village sits within 79 acres of gardens, lakes and extensive natural woodland dating back to 1785.

Audley Group

Audley Group is a specialist retirement housing provider which acquires sites, develops and then operates retirement villages. The Group has two brands: Audley Villages, founded in 1991 and aimed at the luxury end of the market, and Mayfield Villages, a proposition with broader appeal. Audley Group now owns a portfolio of 21 villages across the country.

Owners buy their own house or apartment on a 250-year lease with access to facilities and flexible care if needed, enabling them to live an independent and healthy life. Audley Group is an accredited provider of homecare and a founder member of The Associated Retirement Community Operators (ARCO), the main body supporting Integrated Retirement Communities across the UK, setting standards for the sector, and representing the interests of consumers and providers at a national level.

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